

## Department of Planning and Budget 2024 Session Fiscal Impact Statement

1. **Bill Number:** SB596

**House of Origin**     Introduced     Substitute     Engrossed  
**Second House**     In Committee     Substitute     Enrolled

2. **Patron:**    Ebbin

3. **Committee:** General Laws and Technology

4. **Title:**    Virginia Residential Landlord and Tenant Act; noncompliance with rental agreement; emergency.

5. **Summary:** Reduces from 15 to seven the number of days, after the date upon which a tenant is served a landlord's intent to terminate the tenancy due to certain illegal activities by the tenant, within which the initial hearing on the landlord's action for immediate possession of the premises shall be held. The bill also reorganizes certain provisions of the Virginia Residential Landlord and Tenant Act to consolidate language and organize the structure of certain provisions of the Act.

6. **Budget Amendment Necessary:** No.

7. **Fiscal Impact Estimates:** Preliminary. See item 8.

8. **Fiscal Implications:** The Department of Housing and Community Development has no oversight or administrative obligations regarding the Virginia Residential Landlord and Tenant Act. The department does update and publish on its website the Landlord Tenant Handbook. Any legislative changes made to the Act will be updated, but the department can do so using current resources.

9. **Specific Agency or Political Subdivisions Affected:** Department of Housing and Community Development.

10. **Technical Amendment Necessary:** No.

11. **Other Comments:** None.